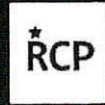


Comprehensive Plan Amendment Petition



RALEIGH
PLANNING
DEPARTMENT



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

A request to amend the 2030 Comprehensive Plan text, maps or content.

Applicant Information

Name **Raleigh North Christian Center, c/o Ben Kuhn, Ragsdale Liggett PLLC**

Address **2840 Plaza Place, Suite 400**

City **Raleigh**

State **NC**

Zip **27612**

Phone **919.881.2201**

Fax #

Email **bkuhn@rl-law.com**

Requested Amendment

Future Land Use Map
(Cite all affected parcels
below)

Plan Text (Cite relevant
section/page below)


Area Plan Map/Text (Cite
all affected parcels and
relevant section/page below)

Other Map
(Specify name/map number)

Brief Description of Amendment:

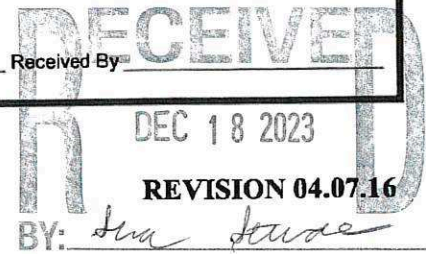
Amend Comprehensive Plan Street Plan (Map T-1) by deleting a portion of a proposed neighborhood street extending from Pine Drive which affects the following properties: (i) 6900 Blue Run Lane, (ii) 6950 Blue Run Lane, and (iii) 4844 Pine Drive. A copy of a map showing the portion of said proposed neighborhood street to be deleted from the Street Plan (Map T-1) is attached and incorporated herein by reference.

The undersigned applicant(s) hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature  Date 12.15.2023
Signature _____ Date _____

Office Use Only

File # CP- _____ Fee Paid _____ Check # _____ Received By _____



DEC 18 2023

REVISION 04.07.16

BY: Lisa Steward

Directions for Filing a Comprehensive Plan Amendment Petition

- 1 **Filing a Petition:** A petition must be clearly and accurately written or typed. Petitions may be filed in person at One Exchange Plaza or by mail: Planning & Development PO Box 590, Raleigh, NC 27602. Petitions to amend the Comprehensive plan must be approved by the City Council, upon a recommendation by the Planning Commission. Submittal of a Comprehensive plan amendment must be in accordance with the filing schedule (coming soon).
- 2 **Fee:** A fee as specified on the [Development Fee Schedule](#) must be submitted with this petition. Fees are due at the time of petition submittal, and are non-refundable.

Information That Must be Submitted with Petition

A Description of requested amendment to the Comprehensive Plan *(See attached)*

Clearly explain the amendment to the Comprehensive Plan. If the request is to alter the Plan text, cite the section, page number and policy or action short title. Suggested text amendments should be submitted in 'blackline' or 'strikeout' format (text recommended to be removed should be strikethrough, added text should be bold). If the request is to alter the future land use map, list all affected parcels (by PIN or address), area of request, the current designation and recommended designation. Suggested amendments to any map should be described and illustrated. List any applicable area plans that provide detailed guidance for the property, with any suggested amendments. The Comprehensive Plan can be found online at www.raleighnc.gov/cp

B Conditions that warrant the plan amendment *(See attached)*

Describe the conditions that warrant the plan amendment such as unforeseen circumstances or the emergence of new information, unanticipated changes in development patterns, rezoning, transportation improvements, economic opportunities, etc.

C Relevance of the amendment to the Plan's six vision themes *(See attached)*
 (1. Economic Prosperity and Equity 2. Expanding Housing Choices 3. Managing Our Growth 4. Coordinating Land Use and Transportation 5. Greenprint Raleigh 6. Growing Successful Neighborhoods and Communities)

Explain how the amendment addresses the six guiding themes of the Comprehensive Plan.

D How the amendment advances public health, safety and general welfare *(See attached)*

Explain how the amendment advances and protects the general health, safety and welfare of the citizens.

Comprehensive Plan Amendment Checklist

Please check off each space or "N/A" for not applicable. Submit all required documentation to the Planning Department.

Checklist	Completed	N/A
Had pre-application meeting with Planning staff to discuss proposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed and signed petition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attached map clearly showing boundaries of area and requested Comprehensive Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attached written statement that addresses subsections A, B, C and D	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicable fee (make check or money order payable to: City of Raleigh)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information as required (traffic study, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Information Required to Be Submitted with the Petition

A. Description of Requested Amendment to the Comprehensive Plan

This request is submitted in order to amend Map T-1: Street Plan (Comp Plan pg. 4-11) to delete a portion of a proposed neighborhood street shown on the plan extending from the end of the first cul-de-sac of Pine Drive, extending south through the property at 4844 Pine Drive, and extending further south bisecting the two tracts to the south including 6900 Blue Run Ln. (PIN: 1746022148) and 6950 Blue Run Lane (PIN: 1746014825) (the "Blue Run Tracts"), as shown on the maps attached hereto.

B. Conditions that Warrant the Plan Amendment

Two of the properties impacted by this proposed plan amendment (6900 Blue Run Ln. (PIN: 1746022148) and 6950 Blue Run Lane (PIN: 1746014825) (the "Blue Run Tracts") present challenging site and topographic conditions arising from the prior use of the Blue Run Tracts as a borrow and fill site used by the State of North Carolina during the construction of I-540 in this area. On both the northern margin and southern margin of the Blue Run Tracts the topography of the site raises by approximately 30 feet of fill material which creates a fairly steep rise in elevation that could pose safety and/or constructability issues for any proposed neighborhood street that would otherwise be required in accordance with existing policy guidance in the Street Plan, and such conditions warrant the proposed plan amendment. The other property impacted by this proposed plan amendment is 4844 Pine Drive (PIN: 1746024436), which is an existing occupied residential property owned by Hien V. Nguyen and Tu M. Tran (the "Nguyen and Tran Property"). In addition to the impacts to the Blue Run Tracts outlined above, the existing impacts arising from the proposed extension of Pine Drive southward through the Nguyen and Tran Property would only occur if said property is assembled and redeveloped by others. Such redevelopment at this location is uncertain at best. But the incentive written into the existing Street Plan in this area encourages redevelopment of what is an existing and well preserved and maintained pocket of naturally occurring affordable housing that is worthy of preserving, thus warranting the proposed plan amendment set forth herein and as shown on the maps attached hereto.

C. Relevance of the amendment to the plan's six vision themes

1) The Comprehensive Plan's *economic prosperity and equity theme* calls to embrace and value diversity, innovation, and equity so that there is a high level of opportunity and quality of life for all residents. The proposed Street Plan amendment will make the area between the Neuse River and Blue Run Lane a more walkable area for future church members, nearby residents and visitors, as well as for bicycle and other non-motorized vehicles suitable for use on greenway trails. The proposed amendment will facilitate a better quality of life for the current and future residents in the area between the Neuse River and Blue Run Lane and will make this somewhat isolated area a more attractive location for medium density residential development and other supportive uses such as places of worship and churches. The deletion of the portion of a proposed street section will help to create a more pedestrian-friendly area where people walk, bike, and support increased recreational use of Raleigh's world-class greenway system.

The existing planned street section is intended to merely move cars through quickly and discourages other forms of transportation such as bike and pedestrian traffic along the greenway.

2) The Comprehensive Plan's ***expanding housing choices theme*** calls for an expanded supply of affordable housing and workforce housing options that provide housing opportunities for all segments of the population. The proposed Street Plan amendment to delete a small portion of a Neighborhood Street will help to make this area between the Neuse River and Blue Run Lane more attractive for future redevelopment, including for a church and place of worship use proposed by the applicant. This proposed Comprehensive Plan Amendment is accompanied by a parallel rezoning case that will permit more residential density in accordance with the requested R-10 zoning district. Even with this plan amendment to delete a cut-through Neighborhood Street that would otherwise bisect 6900 and 6950 Blue Run Ln., these properties will continue to be required to connect to the residential subdivision directly south of 6950 Blue Run Ln. at the eastern-most street stub-out in that subdivision closest to Blue Run Lane, thereby connecting to Raleigh's expanding housing supply under construction directly to the south.

3) The Comprehensive Plan's ***managing our growth theme*** seeks to foster quality growth through more integrated land uses, alternative transportation modes, green building technologies and development practices, open space acquisition, and resource conservation. This theme will manage growth and provide desirable spaces and places to live, work, worship, and play. As explained above, the proposed Street Plan amendment will facilitate future development of a church on the site that will help foster a more pedestrian-friendly and multimodal growth envisioned by the City for this section of Blue Run Lane including greenway connections and increased opportunities for active recreation for residents using the City's greenway system. The applicant's parallel rezoning case proposes a condition for the extension of a greenway trail that will serve to connect the greenway traversing along the banks of the Neuse River to Blue Run Lane, and such a further extension is a goal outlined in the Comprehensive Plan (See Comp Plan Map PR-3: Greenway Corridors and Connectors). Thus, the proposed amendment will help provide for future growth and growth management in the build-out of Raleigh's greenway system.

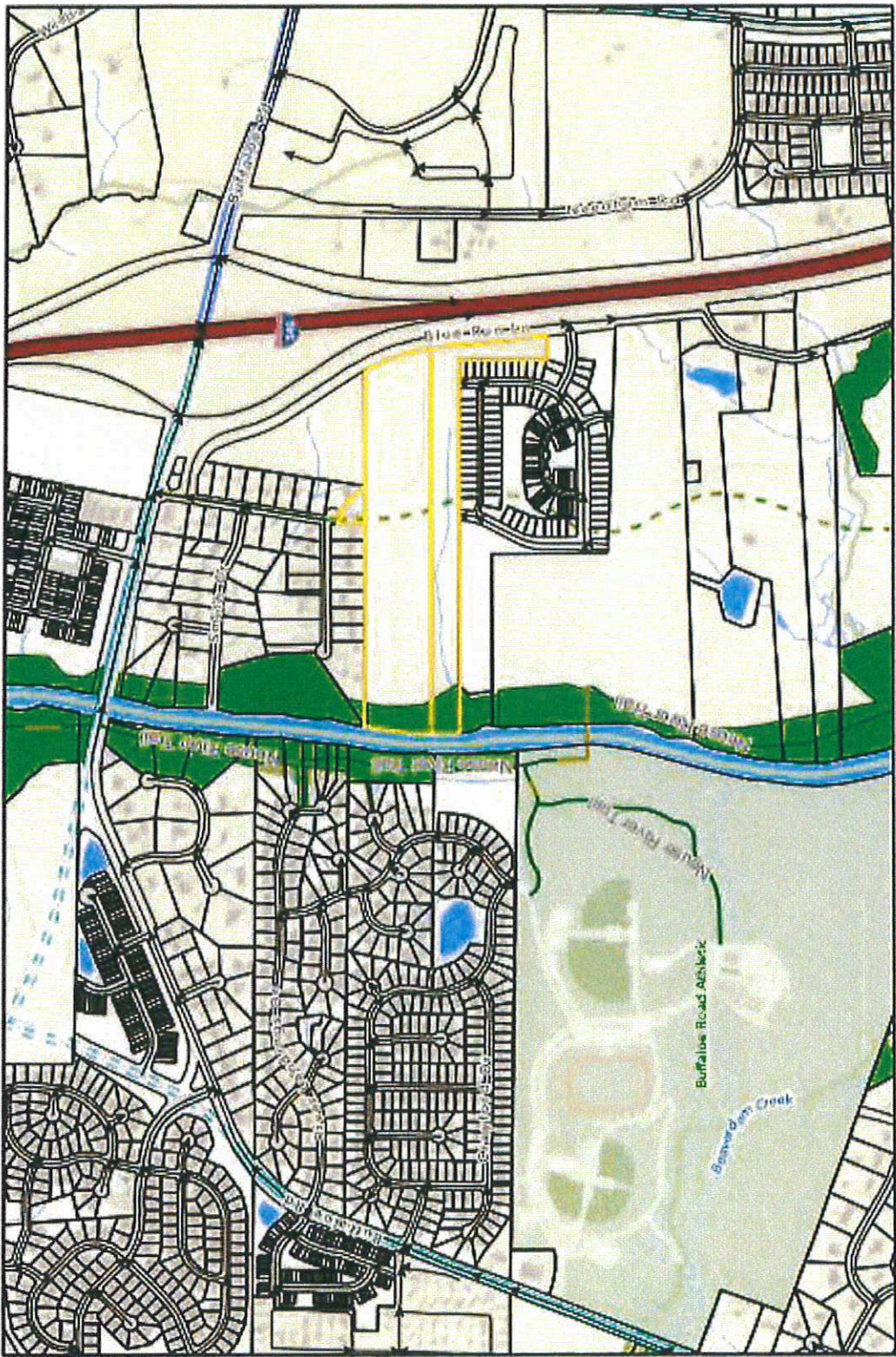
4) The Comprehensive Plan's ***coordinating land use and transportation theme*** seeks to coordinate the City's transportation investments with desired land use patterns to plan more effectively for housing, employment, and retail uses, and for public services. The deletion of a section of a proposed neighborhood street is expected to foster and provide for a more pedestrian- and bicycle-friendly corridor for current and future land uses and residents. The neighborhood street that is currently mapped in the Comprehensive Plan severely impacts the usability of an existing site that is challenging due to severe topography and because it is the site of former borrow and fill operation which was used in construction of I-540. Accordingly, road construction on and within the properties impacted by this proposed amendment would be challenging at best if even feasible.

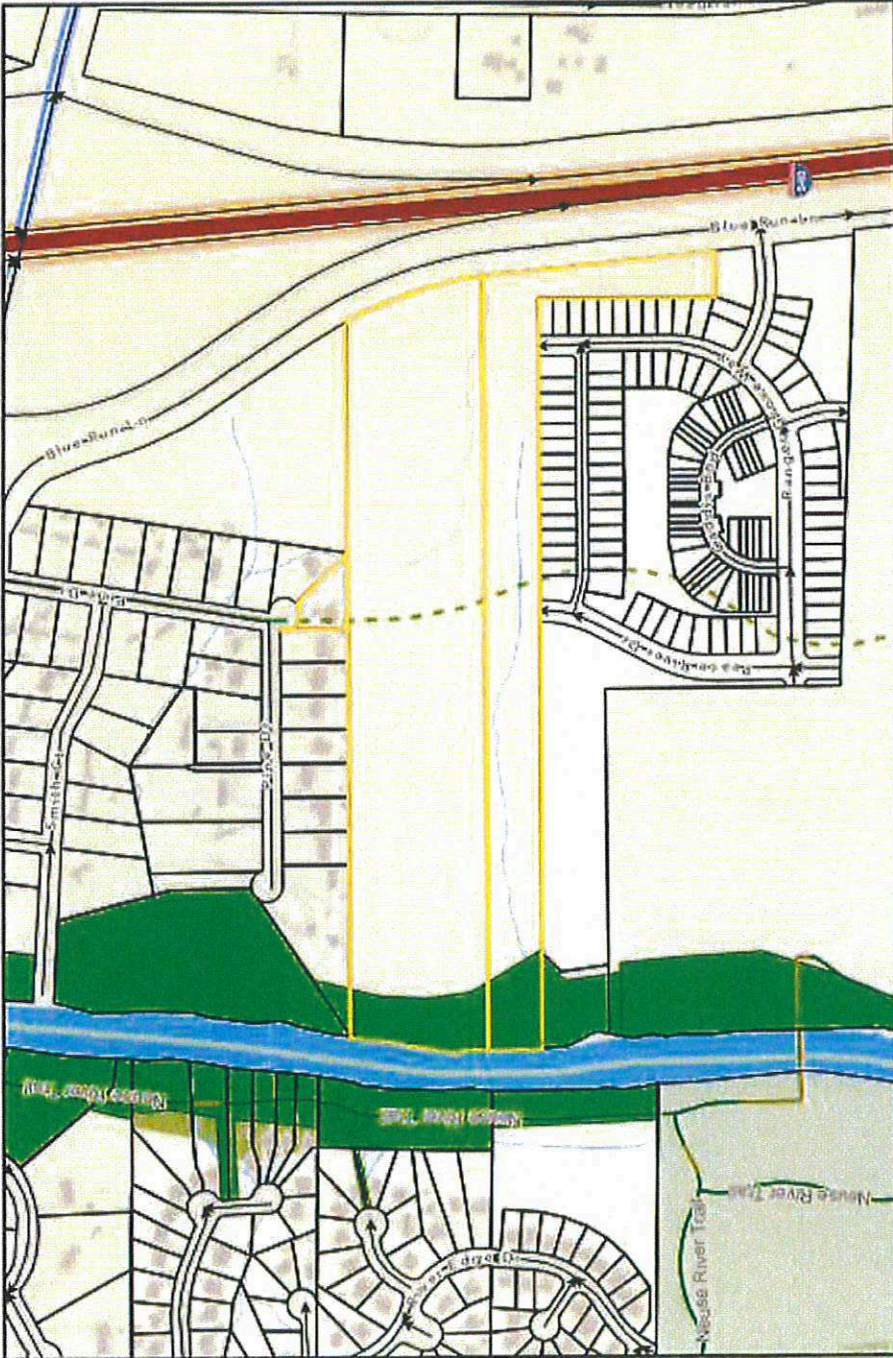
5) The vision for ***Greenprint Raleigh—sustainable development theme*** is to make Raleigh a nationally recognized model green city. This is to be accomplished through individuals, institutions, businesses, and government who will work together and enhance the natural environment through policies, decisions, and investments. By deleting the proposed street section, together with the greenway connection to be made possible by the parallel rezoning case including a condition for a new greenway trail extending from the Neuse River to Blue Run Lane, the area will become more walkable and bicycle-friendly, and thus will help to reduce vehicle miles traveled. Accordingly, the proposed amendment will help foster and make possible more sustainable development in the community.

6) The last vision, *growing successful neighborhoods and communities*, presents a theme of conserving the City's unique neighborhoods while allowing for growth and expanding local businesses. Places of historic and architectural significance will be protected, and newly developed areas will be diverse, walkable neighborhoods providing convenient access to open space, community services, retail, and employment. The proposed amendment creates a street system that will be supportive of non-vehicle modes of transportation for new and existing residential and supportive development in this area. Pedestrian and bicycle access will be greatly enhanced as more viable modes of transportation in this area of Blue Run Lane, as these modes of transportation are often negatively impacted by the implementation of proposed new roadways shown on the current street plan. The proposed amendment and parallel rezoning case will help to connect more neighbors and residents to other areas of the City by extending the existing greenway on the east side of the Neuse River in an easterly direction to Blue Run Lane and connecting numerous properties and people throughout Raleigh via the greenway system.

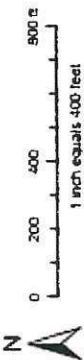
D. How the Amendment advances public health, safety and general welfare

The proposed amendment advances public health, safety and general welfare by enabling a more walkable and pedestrian-oriented corridor to support existing and future residents, including those future worshippers of the proposed church use of the subject property. Deletion of a portion of a proposed neighborhood street from the Street Plan, together with the parallel rezoning case with a condition requiring a greenway connection between the eastern bank of the Neuse River to Blue Run Lane, promotes safer pedestrian- and bicycle-friendly transportation options which promotes public health and welfare.

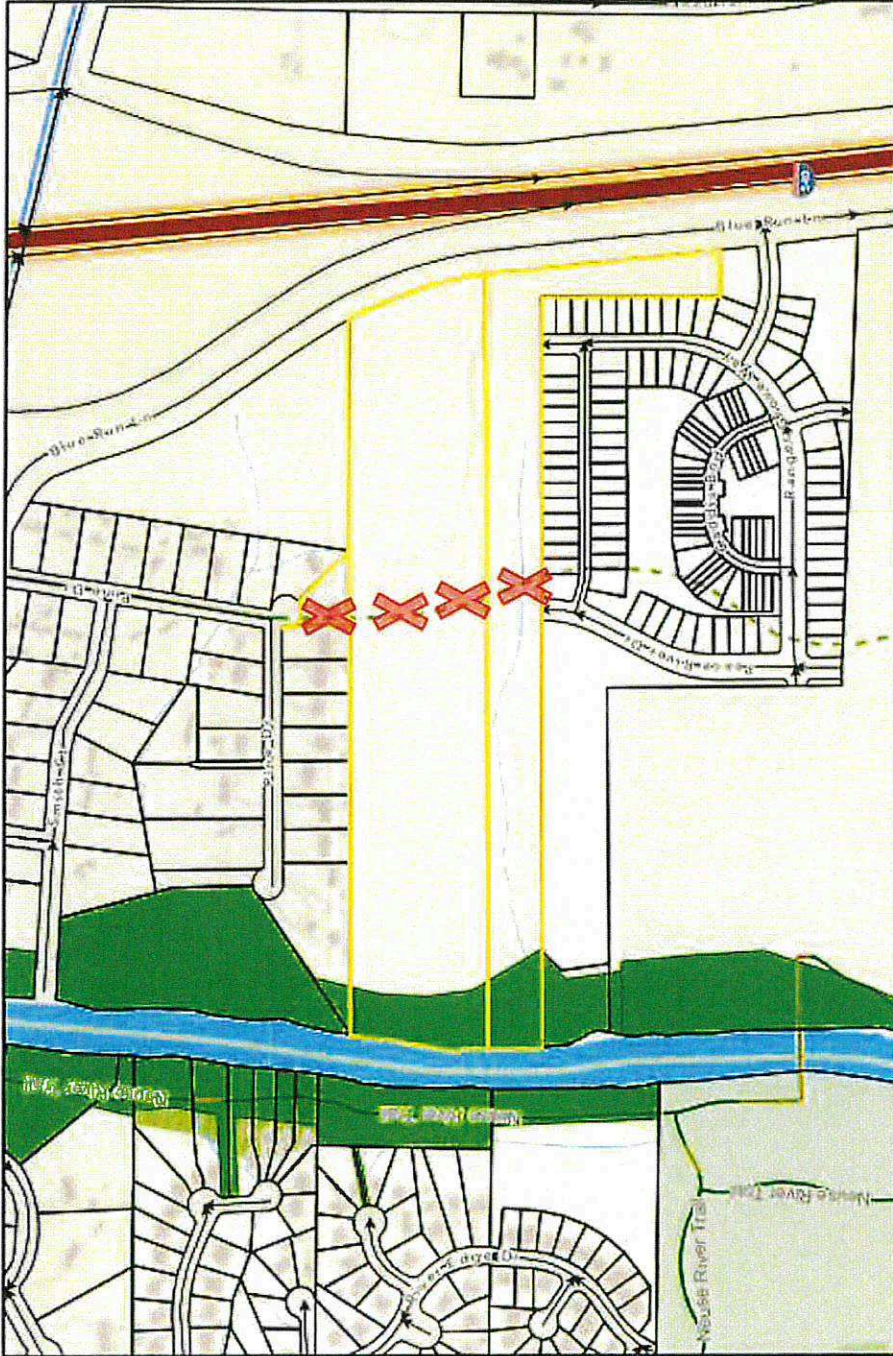




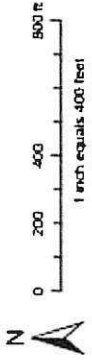
Disclaimer:
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Street Plan (Map T-1) (Close-up)



Disclaimer:
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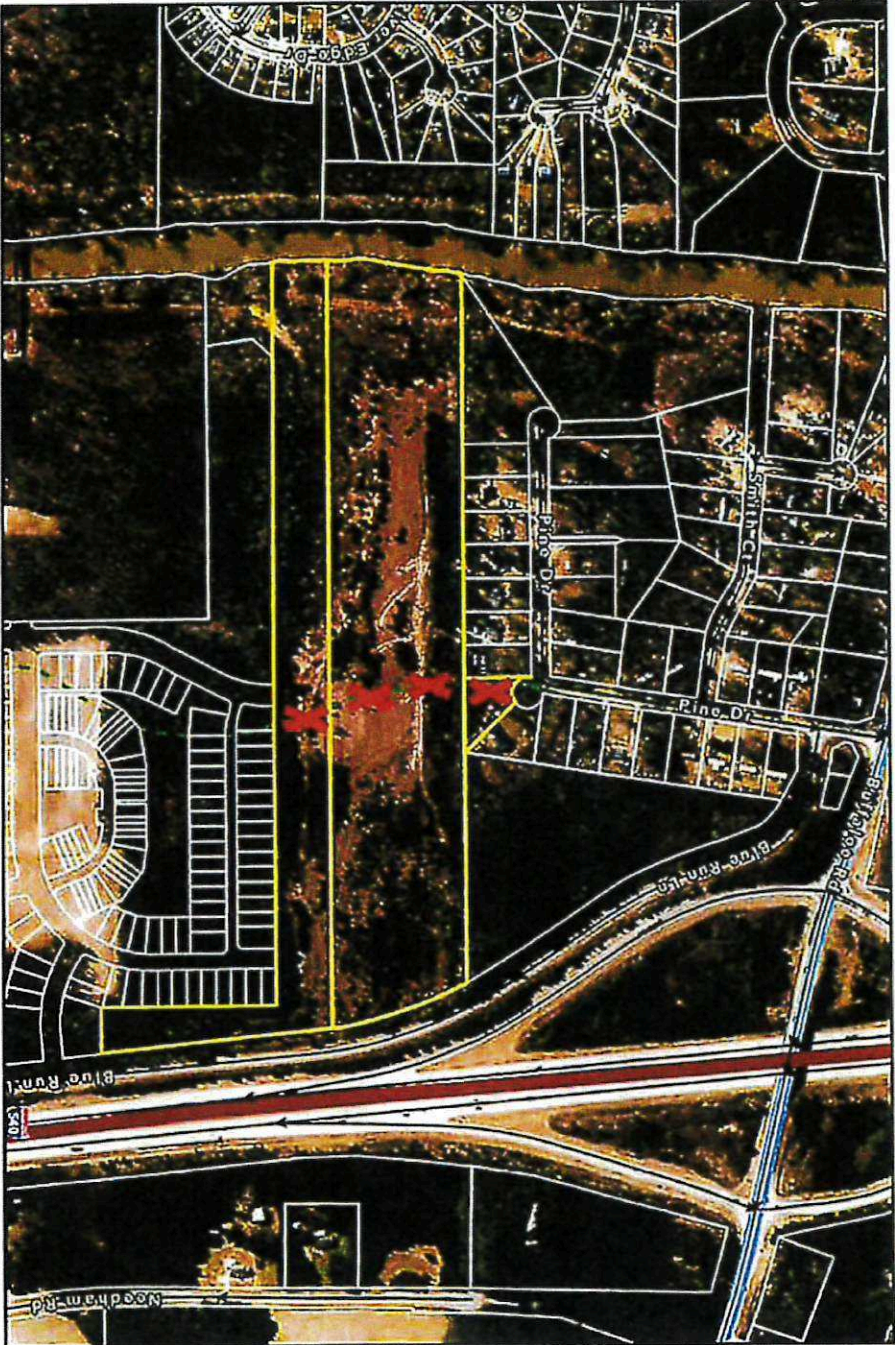
Street Plan (Map T-1) (Close-up)
X Portion of Neighborhood Street to be Deleted from Street Plan



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0 200 400 800 ft
 1 inch equals 400 feet

Neighborhood Street Shown on Street Plan (Map T-1)



Neighborhood Street Shown on Street Plan (Map T-1)
As Proposed to Amended

Disclaimer:
 The maps are produced for information purposes
 and are NOT surveys. No warranty, expressed or implied,
 is provided for the data herein, its use or its interpretation.



RAGSDALE LIGGETT^{PLLC}
LAWYERS

Benjamin R. Kuhn | D 919.881.2201 | bkuhn@rl-law.com

October 3, 2023

Re: Neighborhood Meeting About Potential Rezoning and Comprehensive Plan Amendment Applications as to 6900 and 6950 Blue Run Lane, Raleigh, NC 27604 (the "Subject Property")

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on October 16th, 2023, from 6:00 pm – 7:00 pm. The meeting will be held at the Fellowship Hall of Raleigh North Christian Center, which is located at 6021 Louisburg Rd, Raleigh NC 27616. The meeting will start promptly at 6:00 pm.

The purpose of this meeting is to discuss a potential (i) rezoning of the Subject Property from Agricultural/Productive and Conservation Management (SHOD-1 overlay) to R-10 and Conservation Management (with SHOD-1 overlay), and (ii) a comprehensive plan amendment to remove a proposed new street which is shown on the City's Street Map. Most of this site is currently zoned Agricultural/Productive, which severely limits proposed new uses due to the large setback requirements. A rezoning is proposed to permit the property to be developed for a church and other related uses associated therewith. The reason for the comprehensive plan amendment is to delete a proposed new public street that would bisect the subject properties as well as other surrounding properties. The applicant does propose a greenway/bike/pedestrian trail as a condition to the rezoning application that would help connect the greenway in the rear of the property near the river to Blue Run Lane as an alternate means of access for residents in the area.

The City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the property which is subject of the proposed applications. Information about the rezoning and comprehensive plan amendment processes is available online; visit www.raleighnc.gov and search for "Rezoning Process" or "Text Change to Zoning Conditions".

If you have further questions about this rezoning process, please contact Raleigh Planning & Development at 919-996-2682 or rezoning@raleighnc.gov. If you have any concerns or questions about this potential text change to zoning conditions, I can be reached at: bkuhn@rl-law.com or 919-280-8139.

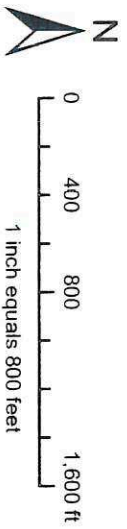
Sincerely,

Ragsdale Liggett PLLC

Benjamin R. Kuhn

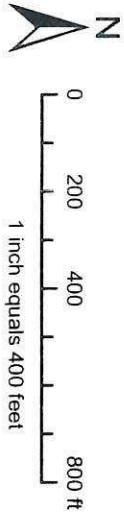
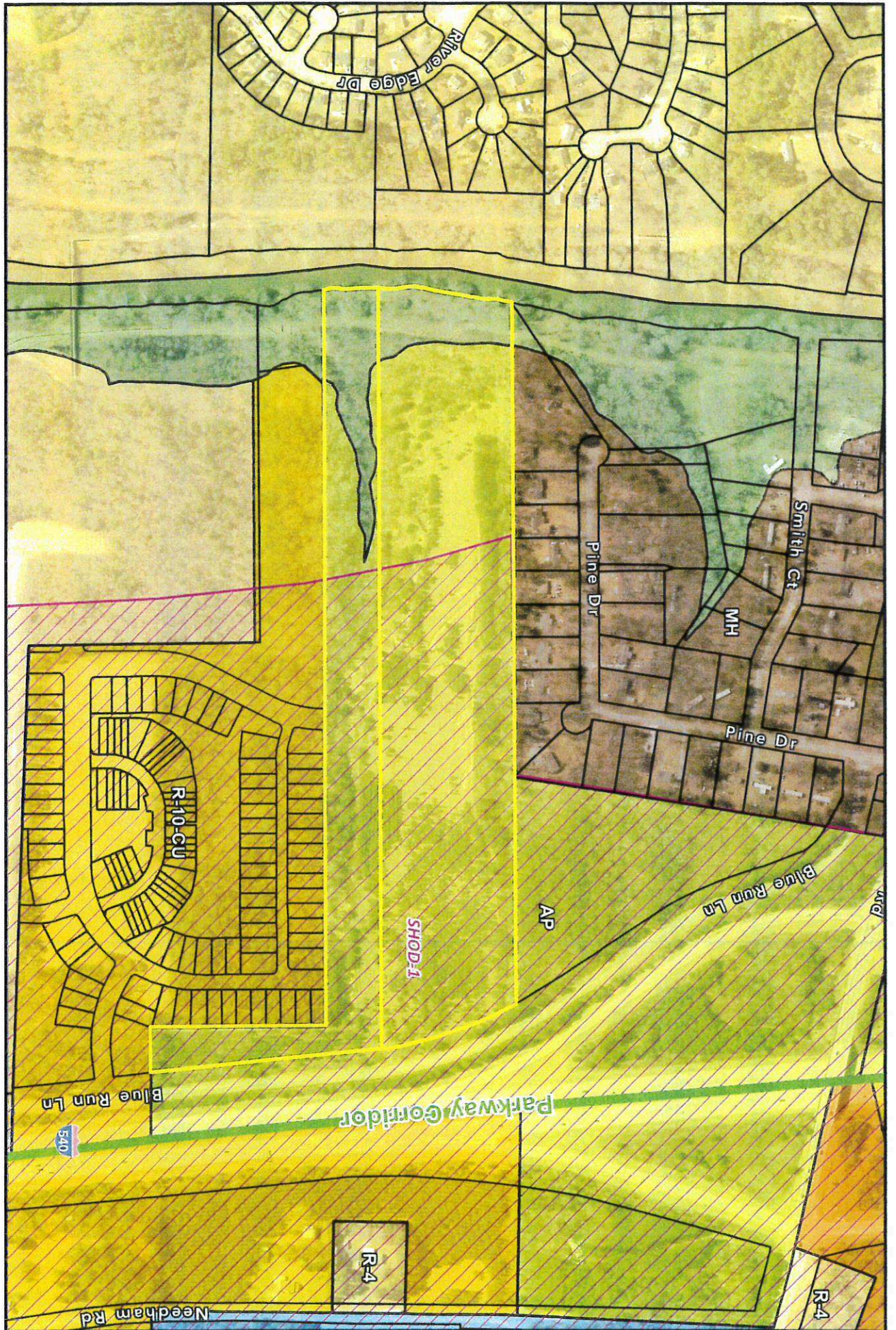


6900 and 6950 Blue Run Lane



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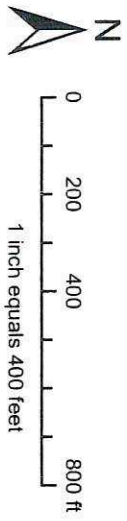
6900 and 6950 Blue Run Lane (Existing Zoning)



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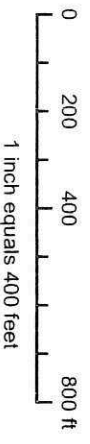
6900 and 6950 Blue Run Lane (Street Map)



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6900 and 6950 Blue Run Lane (Street Map)



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Raleigh North Christian Center Neighborhood Meeting Summary

Monday, October 16th, 2023

6:00 pm

Introductions | Ben Kuhn

- Land Use Attorney, [Ben Kuhn](#)
- Project Manager, Ministry Solutions with [Terry Campbell](#)
- Civil Engineering, NV5 with [Jonathan Allen](#)
- Raleigh North Christian Center
 - Senior Pastor, Dr. Chapman
 - COO, Jeffery Chapman
 - CFO, Shannon Parker
 - Project Coordinator, Andre' Bright
- *District Councilwoman, Megan Patton**

Attendance Roster of Neighbors and Attendees | See attached

Rezoning and Comprehensive Plan Amendment processes | Ben Kuhn

Reasons for the Rezoning Request | Ben Kuhn

Reasons for Comprehensive Plan Amendment | Ben Kuhn

- Outline reasons for the comp plan amendment to change the street plan and delete the "dotted green line" so that dedication of 80' wide right of way and construction of a new street bisecting the subject property would not be required (because if required it would make development un-doable due to increased expense and impacts to a site plan for a church use)

Summary of Issues Discussed:

- 1) Resident at 4824 Pine Drive, Lola B. has lived at her property for 47 years and raised the concern of run off from the back of the land. She shared that the City has been on the land and that a "silt fence doesn't prevent water run off." In response we

shared that if we can develop the land we would help to mitigate the water by collecting it with stormwater retention as required by the UDO.

- 2) A tenant, named Mike George, asked about the timeline in connection with the rezoning and/or comp plan amendment process. Mr. Kuhn explained the rezoning timeline based on the City approval process. He also asked about the mail addressee when the meeting notice is addressed to "current resident." He wasn't sure if the owner or the tenant could open the letter. Mr. Kuhn assured him that both the owner and resident are mailed the invitation to the neighborhood meeting.
- 3) Owner at 4428 River Edge Drive, Priscilla Henderson, asked about visibility. She wondered if she would see the church development from her house. Mr. Kuhn responded and highlighted the dense mature trees and the river in between her property to the west of the river and the subject properties bordering the river to the east.
- 4) Mike George also asked how the greenway path that is proposed would connect to the Bridge. Mr. Kuhn shared that part of that development is primarily in the works by the development to the south of the property, and that an extension could be made through the subject properties in accordance with the proposed conditions such that the greenway would connect to Blue Run Lane.
- 5) Owner of the 40 acres to the south of the property in development to the south of the 6900 and 6950 properties, Phil King, shared that he owns the farmland and "doesn't plan to sell it." He said that he "doesn't want that road through his property."

* Closing Notes: Councilwoman, Megan Patton did come to the meeting, but it was at the end when all neighbors had left. Ben Kuhn did share the neighborhood presentation slides with Ms. Patton and answered her questions. She indicated that she now has more clarity on the nature of our rezoning and comprehensive plan amendment application submission.

Neighborhood Meeting

ATTENDANCE ROSTER	
NAME	ADDRESS
Phil King	7100 Blue Run Lane, Raleigh, NC 27604
Mike George	4800 Pine Dr R 27604
Lola Dauter	4824 Pine Dr. Raleigh 27604
Priscilla Henderson	4428 River Edge Dr
Megan Patton	megan.patton@raleighnc.gov
Shannon Parker	sparker@mcconline.org
Jeffery CHAPMAN SR	10025 MARION Stone Way Raleigh, NC
Terry Campbell	terry@ministry-solutions.com
JONATHAN ALLEN - NVS ENGINEERS	
Jeffery Chapman Jr. C.O.U.	
Andre Bright - RNCC	923 Jones Wynd, Wake Forest NC
Ben Kuhn	Ragsdale Liggett PDC